



# City of Cambridge Property Tax Exemptions and Tax Deferral Information

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★ A NEWSLETTER FROM THE CITY OF CAMBRIDGE ★ EXECUTIVE DEPARTMENT ★

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## *Dear Taxpayer:*

The FY 2006 first half property tax bills were mailed to property owners on October 17<sup>th</sup>. Payment is due on November 16<sup>th</sup>. This newsletter contains information about property tax exemptions that may reduce your tax obligation. The newsletter also contains information about who is eligible to defer the payment of taxes. Please read this information carefully, and if you think you are eligible for one or more of the exemptions or the tax deferral program, contact the City of Cambridge Assessor's Office at 617 349 4343 to request an application form or to discuss your particular situation. As a reminder, if you wish to file an application for an abatement, the application deadline is November 16<sup>th</sup>.

Each year the Cambridge City Council votes to double the value of the statutory exemptions, one of only a handful of municipalities in the Commonwealth that does so.

Additionally, each year the City Council votes to adopt a residential exemption. The FY 2006 residential exemption is \$209,688, which results in a tax bill reduction of

\$1,547.50 for owners who reside in their property. The City of Cambridge offers one of the most generous tax exemption programs in the Commonwealth. However, we are aware that increasing property taxes are a financial burden for some of the City's residents. The City's Special Committee on Taxation is working to develop legislative proposals that would allow greater eligibility for statutory exemptions.

This is the last in a series of three newsletters mailed to Cambridge taxpayers in an effort to provide information regarding the City's budget and property taxes. I hope that this information has been useful. If you have questions or concerns, please contact one of the City departments listed on the back of the newsletter.

Sincerely,

ROBERT W. HEALY, *CITY MANAGER*

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**Abatement Application Due Date: November 16, 2005**  
**Exemption Application Due Date: January 17, 2006**

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# Elderly, Veteran and Other Statutory Exemptions

A variety of statutory exemptions are available to reduce property tax obligations for certain qualifying taxpayers: elderly persons, blind persons, disabled veterans, surviving spouses or orphaned minor children, and extreme hardship. Each year you must re-apply for a statutory exemption. **Applications for FY 2006 statutory exemptions are due no later than January 17, 2006.**

**General Qualifications For Exemptions:** Applicants must meet age and residency qualifications as of July 1, 2005. In most cases, the applicant must have owned and occupied real estate property in Massachusetts for five years (and owned and occupied the present property on July 1 in the year of application). Also Massachusetts must have been the applicant's place of domicile for the preceding ten years. In some circumstances, if two or more persons jointly own a property and each qualifies for a different exemption, more than one exemption may be applied to a single property tax bill.

**For Owners of Property in Trust:** Trust ownership arrangements may affect your qualification for a statutory exemption. As a general rule, an applicant must be a trustee and a beneficiary and submit:

- ★ A copy of a recorded trust instrument, including amendments
- ★ A copy of the schedule of beneficiaries

Consult your attorney if these requirements affect you!

Because of the number and complexity of exemptions, the following table is intended only to give you a general idea of what is available. For more information, please contact the Assessing Dept. at 617 349 4343.

CLAUSE	BASIC QUALIFICATIONS AS OF JULY 1, 2005	MAXIMUM INCOME*	MAXIMUM ASSETS*	POTENTIAL TAX RELIEF
<b>ELDERLY</b>				
<b>17D</b>	Age 70	No maximum	\$48,372	\$243 - \$486
<b>41C</b>	Age 65 - single	\$20,000	\$40,000	\$1,000 - \$2,000
<b>41C</b>	Age 65 - married	\$30,000	\$55,000	\$1,000 - \$2,000
<b>VETERAN</b>				
<b>22</b>	10% disability or purple heart	No maximum	No maximum	\$250 - \$500
<b>22A</b>	Loss or permanent loss of use of one hand, foot, or eye	No maximum	No maximum	\$425 - \$850
<b>22B</b>	Loss or permanent loss of use of both hands, or feet or eyes	No maximum	No maximum	\$775 - \$1,550
<b>22C</b>	Specially adapted housing	No maximum	No maximum	\$950 - \$1,900
<b>22E</b>	100% disability, incapable of working.	No maximum	No maximum	\$600 - \$1,200
<b>58/8A</b>	Paraplegic veteran & surviving spouse	No maximum	No maximum	Full
<b>OTHER</b>				
<b>17D</b>	Surviving spouse or orphaned minor child	No maximum	\$48,372	\$243 - \$486
<b>37A</b>	Legally blind	No maximum	No maximum	\$500 - \$1,000
<b>42/43</b>	Surviving spouse or minor children of police officer or firefighter killed in line of duty	No maximum	No maximum	Full
<b>18</b>	Extreme hardship	Case by Case	Case by Case	Varies

\***Income:** Salary, wages, interest, dividends, rental income, IRA distributions, pensions.

\***Assets:** Stocks, bonds, IRAs, bank account balance, real estate holdings other than primary residence.

## Residential Exemption

Approximately 69% of the residential property in Cambridge is owner-occupied. You are eligible for a residential exemption if you owned and occupied your property as your primary residence as of January 1, 2005. If your property serves as your primary residence, check your bill to make sure that you have received the residential exemption. If you do not see this exemption on your bill, an application form must be submitted no later than January 17, 2006. You may obtain the form by calling the Assessing Department at 617 349 4343, or by downloading the form from the City's website: [www.cambridgema.gov](http://www.cambridgema.gov). The form is available under "Online Services, City Permits and Applications." You do not need to reapply each year.

## Tax Deferral Programs

For some homeowners, property taxes constitute a serious financial burden. The City of Cambridge offers a **Tax Deferral Program** that enables owners to defer payment of up to 100% of annual property taxes. As required by state law, deferred taxes accumulate, with simple interest at 8%, as a lien on the property until it is sold or the owner(s) is deceased.

CLAUSE	BASIC QUALIFICATIONS AS OF JULY 1, 2005	MAXIMUM INCOME*	MAXIMUM ASSETS*
41A	Age 65	40,000	No Maximum
18A	Extreme Hardship	Case by Case	Case By Case

## Community Preservation Act (CPA) Exemptions

### CPA Residential Exemption

The first \$100,000 of residential property value is automatically exempt from the CPA surcharge and is reflected on your FY 2006 bill.

### CPA Low/Moderate Income Exemption

Qualifying lower income owners and low-to-moderate income seniors may be eligible for a **full surcharge exemption**, based on income guidelines established by the Commonwealth each year.

### Guidelines

- ★ Applicant must own and occupy the property as primary residence as of January 1, 2005.
- ★ Applicant and each co-owner must have household income for the calendar year before January 1, 2005 at or below the limit for that owner's household type and number (see chart below for specific formula by household type).

	SENIOR HOUSEHOLD (60+)	NON-SENIOR HOUSEHOLDS
HOUSEHOLD SIZE	100% OF MEDIAN INCOME	80% OF MEDIAN INCOME
1 PERSON	\$57,900	\$46,320
2 PERSONS	\$66,200	\$52,960
3 PERSONS	\$74,400	\$59,520
4 PERSONS	\$82,700	\$66,160
5 PERSONS	\$89,300	\$71,440

**Note:** The annual income limit is based on the Median Income for the Boston area set by the U.S. Dept. of Housing and Urban Development (HUD).

If your household is larger than five persons, please contact the Assessor's Office for the formula.

## Senior "Circuit Breaker" Tax Credit – State Income Tax Return

Since January 1, 2001, an income tax credit program has been in effect to help eligible seniors reduce their property tax even further. Chapter 127, sections 80 - 81 of the Acts of 1999 (the FY 2000 State Budget) amended M.G.L. Ch. 62, s. 6 by instituting a tax credit to assist low and moderate-income seniors in paying property taxes and utility charges. Under this program, eligible homeowners and renters receive a refundable credit on their **state income taxes**, if they file annual income tax returns (for the previous taxable year). This is a State program. For more information, please contact the Office of the Secretary of the Commonwealth, Citizen Information Service at 617 727 7030.